

1247 South 53rd Street



Presented by:

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TRIPLEX
3 Residential Units
in Kingsessing

kw
KELLERWILLIAMS

Offering Memorandum
October 2025

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The Offering Memorandum shall not constitute an offer to sell the Property. A sale of the Property shall only take place upon the execution of an Agreement of Sale that has been signed by the Buyer and Seller and all conditions and contingencies contained in the Agreement of Sale have been satisfied prior to settlement.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Eric Feinberg and KWRG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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The Numbers

Investment Summary
Financial Breakdown
Rent Roll Review
Financial Outline



KELLERWILLIAMS



Investment Summary

Investment Highlights

Completely Turnkey, Expertly Operated, 3 Unit Property

GUT RENOVATED in 2019

In Kingsessing – A few blocks from Baltimore Avenue, St. Joe’s University - City Campus, Clark Park, and the Kingsessing Library and Recreation Center

4+ Years of Tax Abatement Remaining

Pricing

Offer Price	\$525,000
Total Number of Units	3
Price per Unit	\$175,000

Terms of Sale

Offered free and clear of debt

All cash at closing

Investment Summary

Investment Opportunity: 3-Unit Property in Kingsessing, West Philadelphia

Eric Feinberg Real Estate Group is excited to present a prime investment opportunity in the highly desirable Kingsessing neighborhood of West Philadelphia. This property features three units that generate significant cash flow, making it an ideal addition to any investment portfolio.

Key Highlights:

- **Prime Location:** Kingsessing is experiencing rapid appreciation, thanks in part to its proximity to fantastic hospitals like CHOP (Children’s Hospital of Philadelphia) and Hospital of the University of Pennsylvania, and prestigious colleges like Penn University and Drexel University. The ongoing growth of these institutions continues to drive appreciation in the area.
- **Vibrant Community:** The property is near the bustling Baltimore Avenue commercial corridor, offering a variety of restaurants, coffee shops, and grocery stores. Additionally, excellent public transportation access makes commuting throughout the city super easy.
- **Attractive Unit Mix:**
 - **Unit 1:** 2 Bedrooms, 2 Bathrooms, plus den/office space
 - **Unit 2:** 2 Bedrooms, 1 Full Bathroom
 - **Unit 3:** 1 Bedroom, 1 Full Bathroom
- **Diverse Tenant Appeal:** The property’s configuration appeals to a broad range of tenants, including families, young professionals, and students from nearby universities.
- **Recent Renovations:** The property underwent renovations in 2019, and with over 4 years remaining on the Philadelphia Tax Abatement, this offers an attractive financial advantage.
- **High-Quality Construction:** The quality and condition of the property are exceptional, making it a standout investment.

This opportunity, characterized by strong market fundamentals and a unique property design, is perfect for investors looking to capitalize on West Philadelphia’s ongoing growth. Don’t miss out on this chance to invest in a rapidly appreciating area!





Financial Breakdown

Unit Mix and Pro Forma

Unit Name	Bedrooms	Bathrooms	Actual Rents	Projected Rents
1	2	2	\$1,450	\$1,650
2	2	1	Intentionally Vacant	\$1,400
3	1	1	\$1,000	\$1,150
Total	5	4	\$2,450	\$4,200

	Pro Forma
Operating Revenues	
Residential Income	\$ 51,000
Residential Vacancy/Collection Loss Rate	3.0%
Residential Vacancy/Collection Allowance	<u>\$ (1,530)</u>
Gross Income	\$ 49,470
Operating Expenses	
Repairs & Maintenance	\$ 468
Turnover	\$735
Common Area Expenses	\$862
Utilities	\$ 1,920
RE Taxes	\$ 2,167
Fire System Monitoring	\$300
Philadelphia Multi-Family Dwelling License	\$168
Insurance	\$ 2,788
Total Operating Expenses	\$ (9,408)
Net Operating Income	\$40,062



Residential Units - Rent Roll

Unit	Lease Start Date	Lease End Date	Monthly Rent	Security Deposit
1	2/24/24	Month to Month	\$1,450	\$1,450
2	Intentional Vacant for Owner Occupant		\$1,350	\$1,350
3	3/1/23	2/28/27	\$1,000	\$1,000

Important to Note! Unit 1 tenant is month-to-month in the event the Buyer would like to occupy that unit...Unit 1 tenant would be really happy to sign long term lease extension as well!



Potential Financing Outline - Investor

Financial Overview

Offering Price	\$525,000
Price per Unit	\$175,000
Projected CAP Rate	7.63%

Financing

Down Payment (25%)	\$131,250
Loan Amount	\$393,750
Interest Rate	6.75%
Amortization	30 Years
Term	30 Years



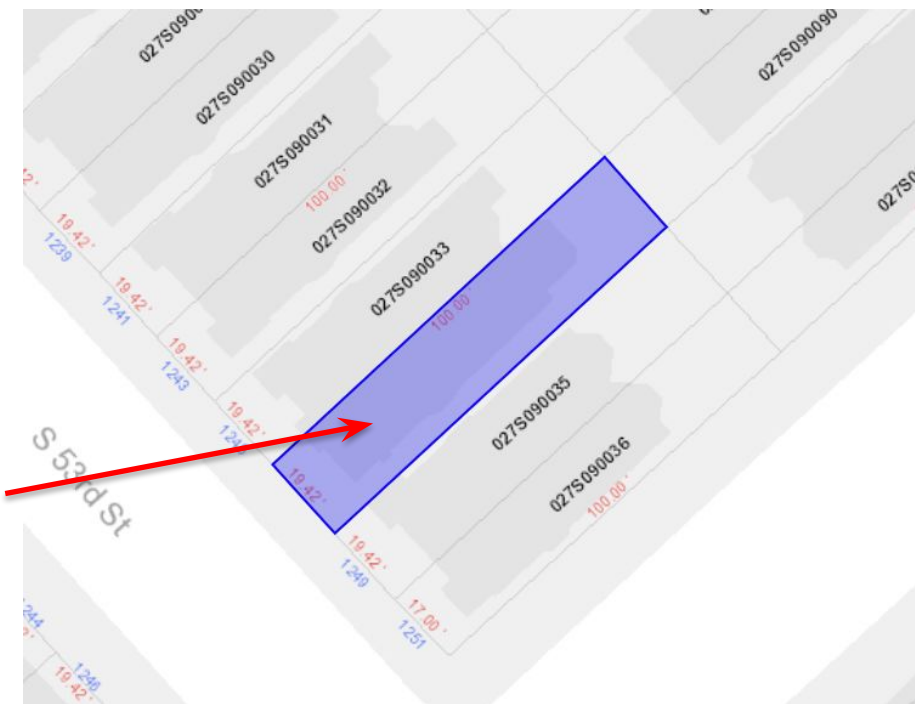
Property Description

Property Specifics
Highlights & Features
Floor Plans

Property Specifics

Address	1247 South 53rd Street
County	Philadelphia
Municipality/Township	Philadelphia
Zoning	3 Unit - Residential Property
Tax ID Number	511224800
Lot Size (Square Feet)	1,941
Year Renovated	2019
Number of Buildings	1
Number of Stories	3
Number of Residential Units	3
Parking	Street

1247 South
53rd Street



Property Specifics

Construction Specs

Foundation Exterior Stone and Concrete
Foundation Walls and Slab

Exterior Brick/Hardie Board/Vinyl

Roof Shingled Porch and Rubber Rear Roof

Flooring Hardwood/Tile

Utilities

Electric Paid by Tenant, Separately Metered

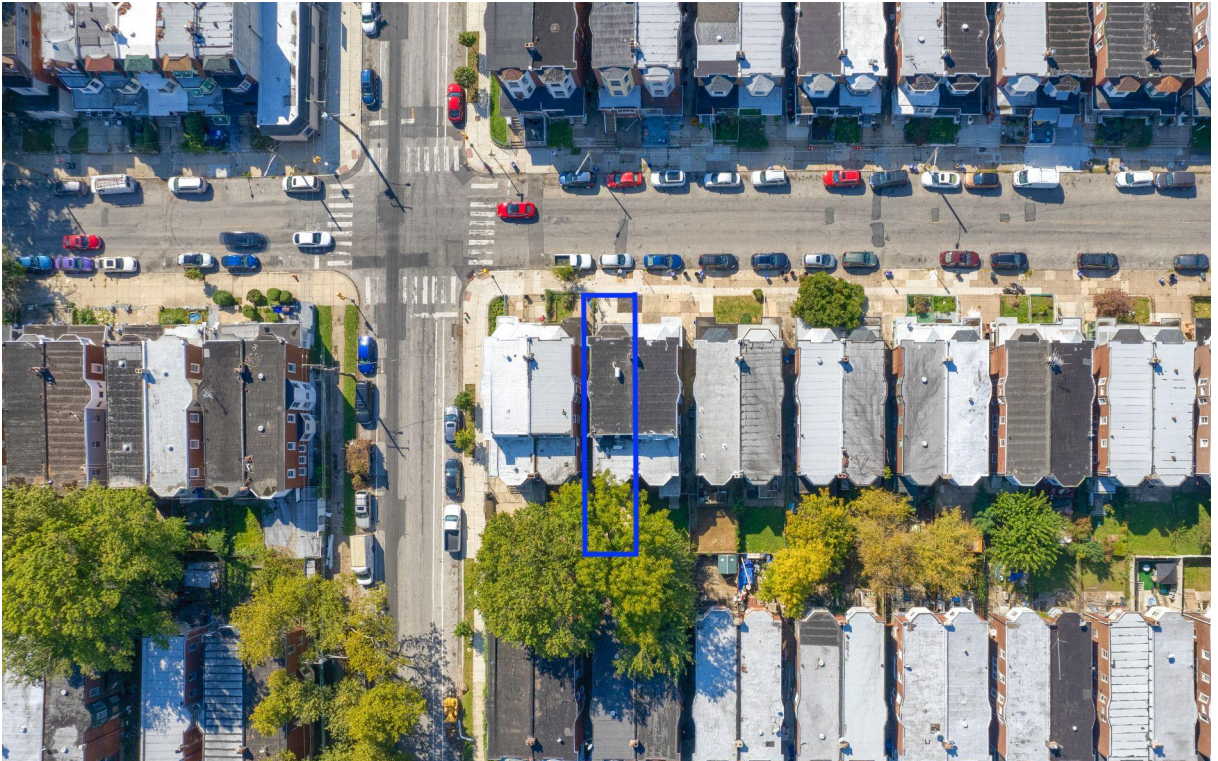
Water Paid by Landlord

Mechanical

Heating and Cooling Separate Split System in Each Unit

Fire Protection Monitored Suppression/Fire System

Property Specifics

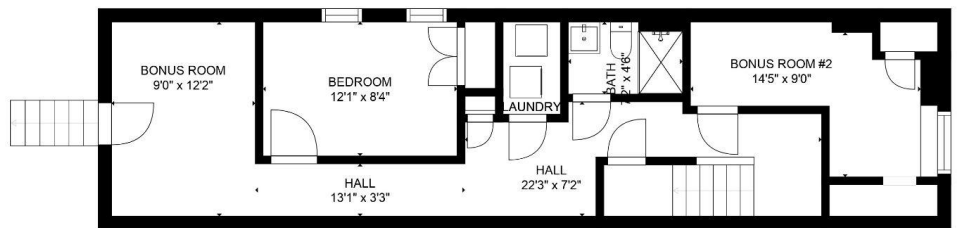
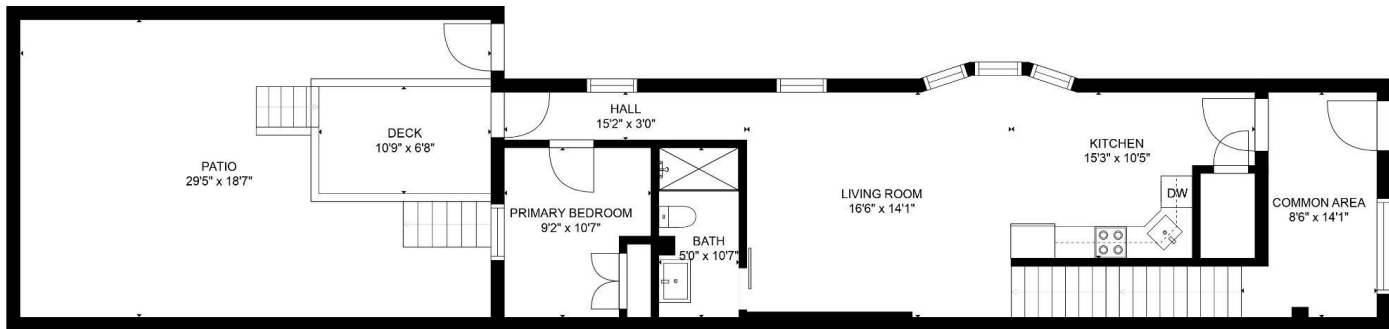


Highlights and Features

- Incredible finishes for each unit
- Better Than New Construction Quality, Renovated in 2019
- In-Unit Laundry for Each Unit
- Hardwood Floors throughout Each Unit
- Common LARGE Rear Yard for ALL Units



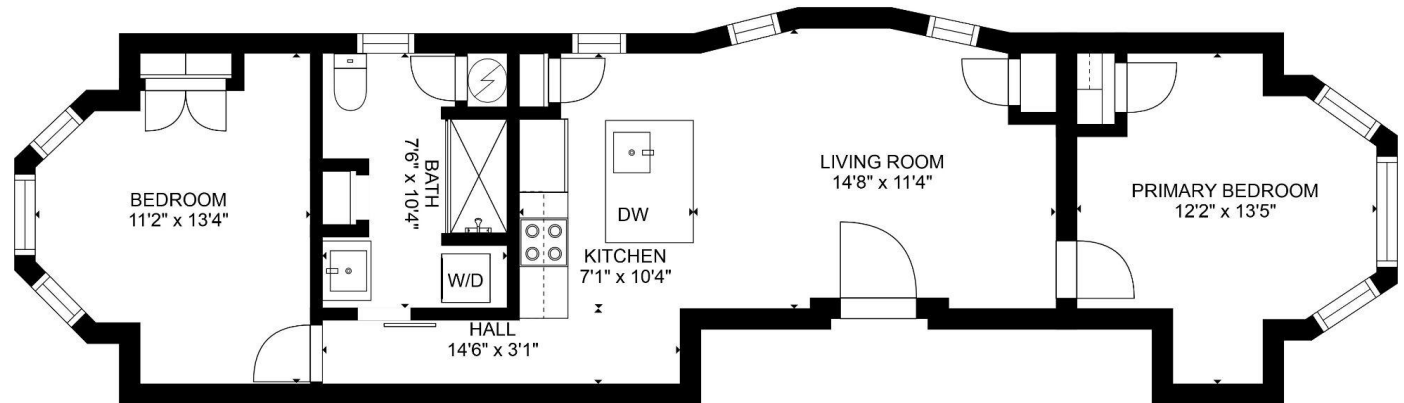
Floor Plan - Unit 1



Total scanned area: 2175 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

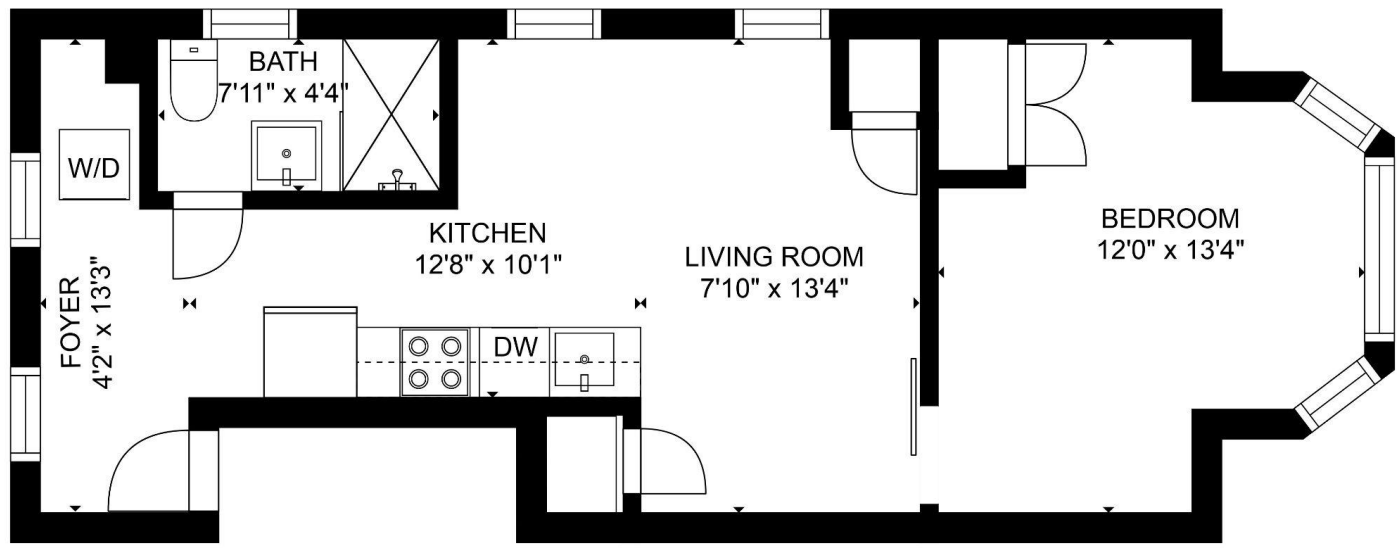
Floor Plan - Unit 2



Total scanned area: 738 sq. ft

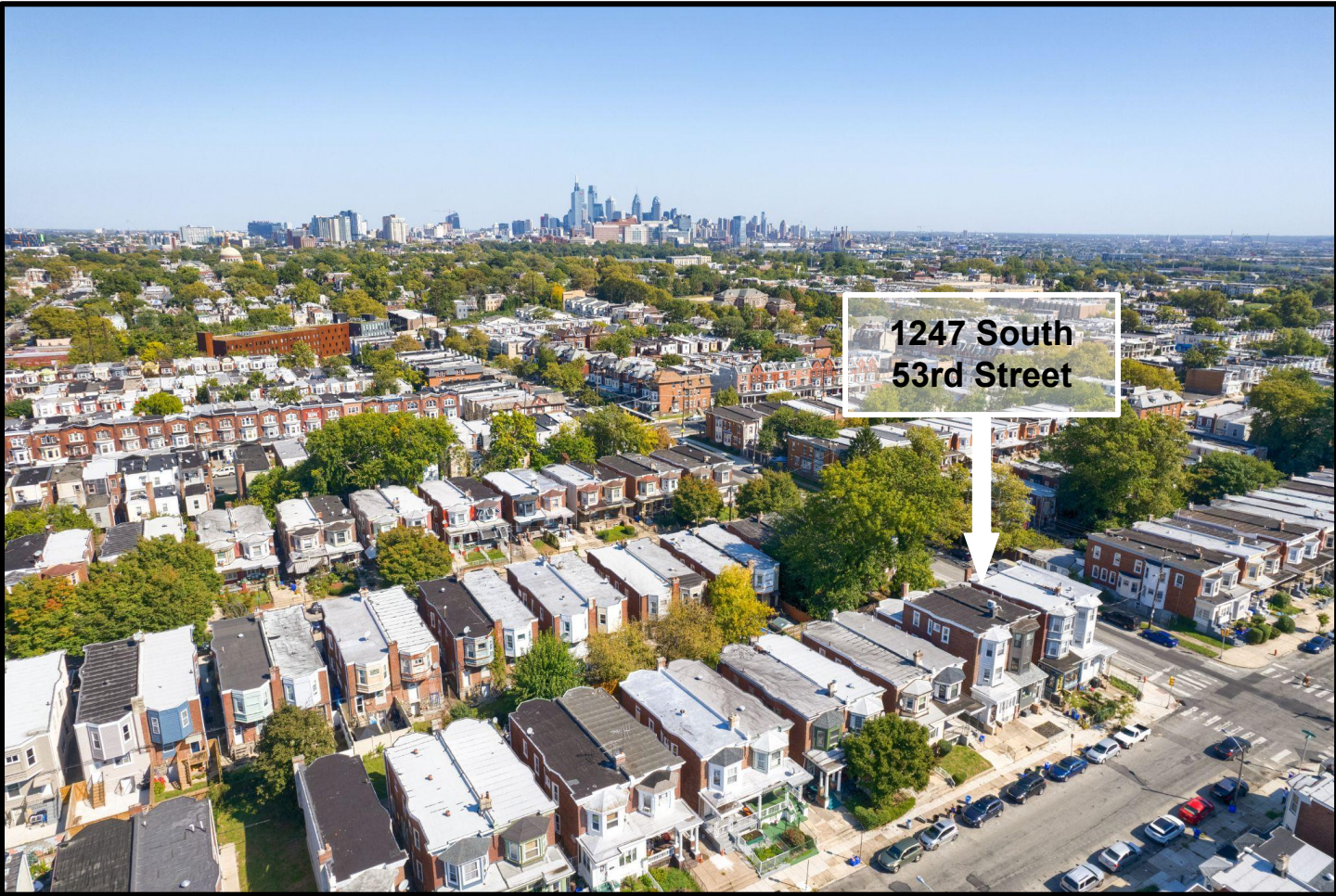
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor Plan - Unit 3



Total scanned area: 528 sq. ft

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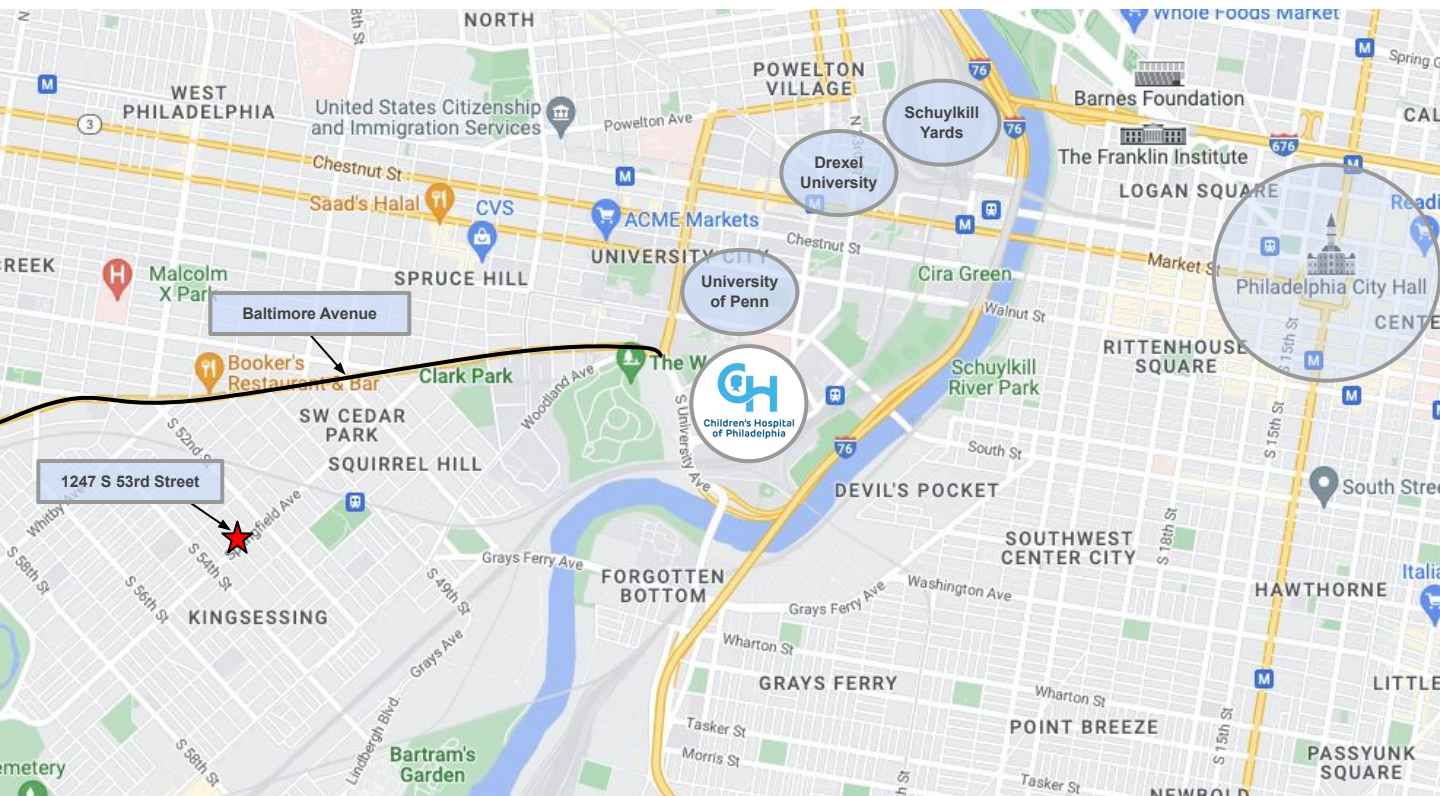
Immediate Market Review

Location, Location, Location

Location, Location, Location

- Fantastic access to so much Philadelphia has to offer:
 - Hospitals and Universities
 - Schuylkill Yards Development
 - Great Restaurants, Bars, and Coffee Shops along Baltimore Avenue
 - Center City section of Philadelphia

See the photo below:



Location, Location, Location

- Tremendous Public Transit options including Philadelphia Trolley Lines through 30th Street Station, City Hall, and onto all sections of the city!

See the photo below:

